



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-210

April 5, 2022

REQUEST

Current Zoning: O-1(CD) (office, conditional)
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 25.17 acres located on the south side of Morehead Road, north of North Tryon Street, and east of Salome Church Road.
(Council District 4 – Johnson, County Commission District 3 – George Dunlap)

PETITIONER

Carter Acquisitions, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *Northeast Area Plan* (2000) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family, multifamily and office retail uses with a density of no more than 8 DUA for this site.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- At a density of residential uses of up to 12 DUA, this petition is inconsistent with the area plan's recommended density of 8 dwelling units per acre, but it is consistent with the surrounding areas development pattern of mixed residential, including single family and multifamily uses.
- The increased density is appropriate for this location, being located off North Tryon Street, a major thoroughfare.
- The proposed project is consistent with the surrounding residential development and increases the diversity of housing types within this area.
- The petition is sensitive to the existing single-family neighborhood to the west by locating the less dense, townhome buildings as an appropriate transition

between the single-family neighborhood to the west and the remaining multifamily buildings on the site.

- The petition commits to a 75-foot, class C buffer between the development and the existing single-family neighborhood to the west.
- The petition commits to enhancing the pedestrian environment throughout the site through design elements and creates improved street connectivity between Morehead Road and North Tryon Street and the adjacent neighborhood.

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan* (2000), from single family, multifamily and office retail uses with a density of no more than 8 DUA to multifamily residential uses of no more than 12 DUA for the site.

Motion/Second: Welton / Chirinos

Yeas: Chirinos, Ham, Rhodes, Samuel, and Welton

Nays: None

Absent: Blumenthal, Spencer

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225